

**TOWN AND COUNTRY PLANNING
DEPARTMENT**

The 10th April, 1967

No. 1262-III-DP-67/1384.—In exercise of the powers conferred by sub-section (3) of Section 2 of the Punjab New Capital (Periphery) Control Act, 1952 (Punjab Act 1 of 1953) and all other powers enabling him in this behalf, the Governor of Haryana is pleased to appoint the Director, Town and Country Planning, Haryana to exercise and perform all the powers and functions of Deputy Commissioner exerciseable under the said Act in respect of the area covered by the Act but now forming the territory of Haryana State.

SAROOP KRISHEN, Secy.

EDUCATION DEPARTMENT*Corrigendum*

The 11th April, 1967

No. 1795(A)-Ed.I(3E)-67/9024.—Read “2nd June, 1965 (F.N.)” for “1st June, 1965 (F.N.)” appearing

IRRIGATION BRANCH

The 17th April, 1967

No. 1889-A/RC/67.—Whereas it appears to the Governor of the Haryana that land is likely to be required to be taken by the Government, at the public expenses, for a public purpose, namely, constructing Tubewell feeder Channel from R. D. 0 to R. D. 18482 and Link Channel R. D. 0 to R. D. 440 in Reach “Q” Out-falling in Western Jumna Canal at R. D. 96250 Right in Tehsil and District Karnal, it is hereby notified that land in the locality described is likely to be required for the above purpose.

This notification is made under the provisions of Section 4 of the Land Acquisition Act, 1894, to all whom it may concern.

In exercise of the powers conferred by the aforesaid section the Governor of Haryana is pleased to authorise the officers for the time being engaged in the undertaking, with their servants and workmen, to enter upon and survey any land in the locality and do all other acts required or permitted by that Section.

Further in exercise of powers under the said Act, the Governor of Haryana is pleased to direct that action under section 17 shall be taken in this case on the grounds of urgency and provision of section 5-A will not apply in regard to this acquisition.

SPECIFICATION

District	Tehsil	Village	Hadbast No.	Area in acres	Direction
Karnal	Karnal	Ghogripur	50	13.18	Two strips of land 18,482 feet and 440 feet in length varying in widths lying generally in the direction of North to South, East to West respectively, as shown on the Index Plan and as demarcated at site.
Karnal	Karnal	Karnal	1	10.35	
				23.53	

MADAN LAL,

Chief Engineer (Running Canals),
Irrigation Works, Haryana,
Chandigarh.**LABOUR & EMPLOYMENT DEPARTMENT**

The 18th April, 1967

No. 3083-3Lab-67/8407.—In pursuance of the provisions of Section 17 of the Industrial Disputes Act, 1947 (Act No. XIV of 1947), the Governor of Haryana is pleased to publish the following award of the Presiding Officer, Industrial Tribunal, Haryana, Chandigarh, in respect of the dispute between the workmen and management of M/s Saraswati Industrial Syndicate Limited, Yamuna Nagar :—

BEFORE SHRI K. L. GOSAIN, PRESIDING OFFICER, INDUSTRIAL TRIBUNAL,
HARYANA, CHANDIGARH

REFERENCE No. 41 of 1966

Between

THE WORKMEN AND THE MANAGEMENT OF M/S SARASWATI INDUSTRIAL
SYNDICATE LIMITED, YAMUNA NAGAR

Present.—

Shri Dina Nath, for the management.

Shri Madusudhan Saran, for the workmen.

AWARD

M/s Saraswati Industrial Syndicate Ltd., Yamuna Nagar, a public Limited Company are carrying on business of various types at different places. Their main business, however, seems to be running of a sugar mill called the Saraswati Sugar Mills at Yamuna Nagar. More than three years back they purchased an Engineering concern called the Indian Sugar and General Engineering Corporation, where machinery of various types is manufactured. They are also running a farm called the Sarsawati Farm, Shahzad Pur. They have their Head Office at Yamuna Nagar which controls all the various units of the concern and which lays down the policy and makes all purchases for the various units. It appears that accounts of various units are being kept separately in as much as in the accounts of the Company separate columns are provided for (1) Mill Office, (2) Workshop, and (3) Head Office. In the column of the "Mills Office" all entries relating to the Saraswati Sugar Mills are made while in the column of workshop all entries relating to the Indian Sugar and General Engineering Corporation and in the column of the "Head Office" all entries relating to the Head Office are made. Separate accounts of profits and losses are made up for each year *qua* each unit and balance-sheets are also prepared separately for each unit. Ultimately, however, a consolidated balance-sheet is prepared for the entire Company and it is on the basis of this balance-sheet that dividend is distributed to the share-holders of the Company. The accounting year of the Company is from first of September of each year to the 31st of August of each year.

For the accounting year 1964-65 (1st September, 1964 to 31st August, 1965), the workmen of Saraswati Sugar Mills and those of the Head Office were paid bonus at the rate of 20 per cent of their wages, whereas the workmen of Indian Sugar and General Engineering Corporation were paid bonus at the minimum rate of 4 per cent only. The later category of workmen, namely, the workmen of M/s Indian Sugar and General Engineering Corporation served a demand notice on the management, claiming that they should be paid bonus at the same rates on which it had been paid to the workmen of M/s Saraswati Sugar Mills and to the employees of the Head Office of the Company. The management did not accept this demand and presumably the conciliation proceedings ended in failure. On 18th May, 1966, the management as also the workmen made a joint application to the Government under sub-section (2) of section 10 of the Industrial Disputes Act for a reference of the dispute being made to the Industrial Tribunal and the Punjab Government thereupon made the said reference,—*vide* its Notification No. 584-SF-III-Lab-1-66/25306, dated 24th August, 1966. The dispute as mentioned in the joint application for reference is in the following terms :—

"Whether the workmen of Indian Sugar and General Engineering Corporation, Yamuna Nagar, are entitled to bonus for the year 1964-65 under the Payment of Bonus Act, 1965, equal to bonus distributed to the workers of the Saraswati Sugar Mills and the Head Office Staff of Saraswati Industrial Syndicate Ltd., Yamuna Nagar which Company owns the Indian Sugar and General Engineering Corporation, Yamuna Nagar and Saraswati Sugar Mills, Yamuna Nagar ? If not to what quantum of bonus they are entitled."

The same item of dispute is mentioned in the aforesaid notification of the Punjab Government.

On receipt of the reference the Industrial Tribunal, Punjab issue usual notices to the parties and in response to the same, the workmen filed their statement of claims, and the management filed their written statement in respect of the same. Later the workmen of Saraswati Sugar Mills made an application to the Tribunal for being added as a party. They alleged in their application that they would be vitally affected by the adjudication made in the

reference inasmuch as if the workmen of Indian Sugar and General Engineering Corporation had to be given more bonus there would be imposed proportionate cut on the bonus already allowed to the workmen of the Saraswati Sugar Mills and to the employees of the Head Office. My learned predecessor decided to implead them as a party and they were so impleaded. While the case was still pending, the Punjab Reorganisation Act, 1966 came into operation and the case was then transferred to this Tribunal under Section 93 of the said Act. No evidence had till then been recorded in the case and, therefore, I gave an opportunity to the parties to produce their respective evidence. On conclusion of the same I had the advantage of hearing the arguments of all the parties inclusive of the workmen of Saraswati Sugar Mills and Head Office who had neither filed any written statement nor produced any evidence but who had cross examined the evidence led by the other parties.

After giving my careful consideration to the matter I am definitely of the opinion that the claim of the workmen of Indian Sugar and General Engineering Corporation has no substance. If the matter rested on the old law and the bonus had to be calculated on the basis of the well known full bench formula the workmen had perhaps a good case. Various rulings of the Labour Appellate Tribunal and some rulings of their lordships of the Supreme Court had laid down criteria for finding out whether integrated accounts of all the units had to be taken into consideration or whether bonus had to be calculated only on the basis of the profits of the units in question. Integrated policy and financial control by the management and many other aspects would then have been taken into consideration. It is, however, admitted that the present case is governed by the provisions of the Payment of Bonus Act, 1965. Section 3 of the said Act reads as under:—

“3. Establishment to include departments, undertakings and branches :—

Where an establishment consist of different departments or undertakings or has branches, whether situated in the same place or in the different places, all such departments or undertakings or branches shall be treated as parts of the same establishment for the purpose of computation of bonus under this Act :

Provided that where for any accounting year a separate balance-sheet and profit and loss accounts are prepared and maintained in respect of any such department or undertaking or branch, then, such department or undertaking or branch shall be treated as a separate establishment for the purpose of computation of bonus under this Act for that year, unless such department or undertaking or branch was, immediately before the commencement of that accounting year treated as part of the establishment for the purpose of computation of bonus.”

The plea of the workmen is that their case is governed by the substantive portion of the aforesaid Section while the plea of the management is that the case falls within the proviso to the Section. It is admitted by both the parties that if the case falls under the proviso it is not taken out of it by the last clause of the same which reads as under :—

“Unless such department or undertakings or branch was, immediately before the commencement of that accounting year treated as part of the establishment for the purpose of computation of bonus”.

It is a common case of the parties that the undertaking in question, namely, Indian Sugar and General Engineering Corporation, was not treated as part of the establishment for the purpose of computation of bonus immediately before the commencement of the accounting year 1964-65. On the other hand the parties admit that for the year 1962-63 the workmen of Indian Sugar and General Engineering Corporation were paid bonus at the rate of one and a half month's wages while those of Saraswati Sugar Mills were paid bonus for the same year at the rate of 27 days wages. It is also admitted that the bonus for the year 1963-64, to the workmen of Indian Sugar and General Engineering Corporation was paid at the rate of 15½ days wages while workmen of Saraswati Sugar Mills and of the Head Office were paid bonus at the rate of 36 days wages. The above figures clearly show that it is not the case of any party that immediately before the commencement of the accounting year in question the Indian Sugar and General Engineering Corporation and Saraswati Sugar Mills were treated as part of the establishment for the purpose of computation of bonus. The only point that falls for decision is whether for the accounting year in question a separate balance-sheet and profits and loss account were prepared and maintained in respect of Indian Sugar and General Engineering Corporation. The management have produced Shri Bharat Mitter their General Manager Organisation as a witness whose evidence has been recorded as M.W.1. He has clearly stated that “on the 27th December, 1962, Indian Sugar and General Engineering Corporation came to be owned by M/s Saraswati Industrial Syndicate Ltd., but previously it was owned by another company. We have been always maintaining separate accounts for both the concerns. We prepare separate profit and loss accounts and separate balance-sheet, for both the concerns. Ex. M.1, M.2 and M.3 are the balance-sheets for the years 1962-63, 1963-64 and 1964-65. They are in respect of all

the units but separate figures of each have been provided. After coming in to force of the Bonus Act we also prepared balance-sheets and profit and loss accounts for both the units". Ex-M.4 is the balance-sheet and profit and loss account for the Sarswati Sugar Mills and Ex-M.5 is the balance-sheet and profit and loss account for the other unit. Both of them are in respect of the year 1964-65." The various balance-sheets referred to by this witness support what he has orally stated. Unfortunately the term "balance-sheet" is not defined anywhere in the Payment of Bonus Act. The contention of the workmen is that the balance-sheet contemplated by Section 3 of the Payment of Bonus Act is the one envisaged by Section 215 and 216 of the Indian Companies Act and it must, therefore, be one which is signed and authenticated on behalf of the Board of Directors in the manner provided in the said Sections and it must also be authenticated by the auditors of the company. It is true that the so called separate balance-sheet for the year in question which relates to the Indian Sugar and General Engineering Corporation is neither signed on behalf of the Directors in the manner prescribed by the aforesaid two Sections of the Companies Act nor does it bear the authentication of the auditors as required by the said two Sections. The case of the management is that the Sarswati Industrial Syndicate is a public limited company and it could have only one final balance-sheet as envisaged by Sections 215 and 216 of the Act. It is urged that when the Payment of Bonus Act was enacted the legislature never intended that the balance-sheet referred to in Section 3 of the said Act must necessarily be one prepared and authenticated in the manner provided in Sections 215 and 216 of the Indian Companies Act. It is further urged that from the nature of things it cannot possibly be so because Section 3 of the Bonus Act envisages the possibility of their being a separate balance-sheet and profits and loss account even in respect of a department or a branch or an undertakings. It is contended that the company may have different undertakings branches and departments and in that case the company would ultimately prepare one balance sheet for the entire business which they carry on and the said balance-sheet will fulfil the requirements of Sections 215 and 216 of the Indian Companies Act. All the same the company may prepare separate balance-sheet and separate profit and loss account for each of their branches, departments or undertakings and if this is done the profits of the particular departments branches, or undertakings will alone have to be taken into consideration for bonus being given to the workmen of those particular departments, branches or undertakings. Reliance is placed by the management on para one at page 78 of Advances Accounting by J.R. Batliboi 20th Edition which reads as under:—

"In view of the fact that the Assets and Liabilities change from day to day as a result of business, transactions, the trader must necessarily feel anxious to find out what his true financial position is at the end of each trading period. In the first place, he would like to know whether the net profit as is disclosed by the profit and loss account is correctly arrived at, for, if so, his Capital at the end of period must necessarily increase by that amount. He is equally anxious to see for himself as to how such Capital is made up, i.e., what the component Assets and Liabilities of the business are. In order, therefore, to obtain this information at the end of trading period, he has to set out his several Assets and Liabilities as at that date in the shape of a statement, and this statement is called the balance-sheet."

It is urged that the balance-sheet as contemplated by Section 3 of the Payment of Bonus Act must not necessarily be one prepared in accordance with Sections 215 and 216 of the Indian Companies Act. Separate Balance-sheets and profit and loss accounts may be prepared by the company for each of their departments undertaking or branches and it is immaterial that they are ultimately consolidated into one balance-sheet of the company which fulfils the requirements of Sections 215 and 216 of the Companies Act. I must say that the point is not free from difficulty but after giving my careful consideration to the same I think that the contention of the management must prevail. It is difficult to hold that the separate balance-sheets and profits and loss accounts for each department, undertaking or branch as envisaged by Section 3 of the Payment of Bonus Act must be such as fulfil the requirement of Sections 215 and 216 of the Indian Companies Act. Section 3 itself takes into notice that there is one establishment which may be a company and that the said establishment has got different departments, branches and undertakings. If it be so it is impossible to hold that separate balance-sheet fulfilling the requirements of Sections 215 and 216 of the Indian Companies Act can possibly be prepared for each department, branch or undertaking of the main establishment. The whole idea underlying the Section is that it should be possible for the establishment to prove that particular profits have been earned by the undertaking in question and that the workmen should be in a position to ascertain that from the profit and loss accounts prepared by the establishment in respect of that particular undertaking. In fact the workmen of this particular undertaking who have now made a claim to higher bonus had themselves reaped the benefit of having obtained more bonus of the year 1962-63 on the basis of separate profit and loss accounts of the undertaking in question. I have already mentioned above that the workmen of this unit got bonus for that year at the rate of 1½ months wages while those of Saraswati Sugar Mills got for the said year bonus at the

rate of 17 days wages. Now that the profit of this particular unit do not justify more bonus, the workmen cannot be heard to complain that they should not be given bonus less than what the workmen of Saraswati Sugar Mills have got for the year. For the year 1962-63 the workmen of the present unit got more while that of Saraswati Sugar Mills got loss and for the year in question the position has become reverse.

For the reasons given above I do not see any justification in the demand of the workmen and dismiss the said demand. No order as to cost.

Dated 7th April, 1967.

K.L. GOSAIN,
Presiding Officer,
Industrial Tribunal, Haryana,
Chandigarh.

No. 444, dated Chandigarh, the 17th April, 1967.

The award be submitted to the Secretary to Government, Haryana, Labour and Employment Department, Chandigarh, as required by Section 15 of the Industrial Disputes Act, 1947.

K.L. GOSAIN,
Presiding Officer,
Industrial Tribunal, Haryana,
Chandigarh.

B. L. AHUJA, Secy.

TOWN AND COUNTRY PLANNING DEPARTMENT

The 4th April, 1967

No. 1627-TCP-67/1277.—With reference to Haryana Government notification No. 2729-2TCP-66/28857, dated the 19th November, 1966, and in exercise of the powers conferred by sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the final Development Plan, along with the restrictions and conditions applicable to the Controlled Area to the East of Agra Canal at Faridabad, notified under section 4 of the said Act, vide No. 1342-2TCP/13668, dated 11th May, 1966, published in *Punjab Government Gazette*, dated the 27th May, 1966 (given in Annexure A and B to the Development Plan). The relevant plans (i) Land use Plan-Drawing No. STP/1323/66; and (ii) Development plan Drawing No. STP/1324/66, are appended hereto.

ANNEXURE A

Explanatory note on the Development Plan for the Controlled Area to the East of Agra Canal, Part II.

The Controlled Area under reference declared as such, vide Punjab Government notification No. 1342-2TCP/13668, dated the 11th May, 1966, is an extension of the Controlled Area East of Agra Canal, for which a Development Plan has already been published under sub-section (7) of section (5) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963. As in the case of the land on the East of Agra Canal covered by the said Development Plan the land in this Controlled Area is all agricultural and considerable portion is liable to flooding by the seasonal floods of river Jamuna.

2. *Proposals.* In view of the existing nature of this area and to avoid any sporadic and substandard urbanisation of the agricultural land, it is necessary to preserve this area for its existing use. Consequently the whole of the area has been zoned as a rural zone. However, use of the land for ancillary purposes and construction of necessary buildings required for the development and maintenance of this area and a rural zone will be allowed. The zoning regulations attached with this note explain the type of buildings and uses which are allowed in the rural zone. These include brick kiln operations with special permission of the Director at the sites approved by him and farm houses as explained in the zoning regulations.

3. The legal sanctity to land use proposals is being given effect to by the zoning regulations which form part of this Development Plan and which will govern the change of land use. They also elaborately detail out allied and ancillary uses which are permitted in the major land use i.e. the rural zone.

ANNEXURE B

Zoning regulations governing the use and development of land in the Controlled Area to the East of Agra Canal Part II as shown in drawing No. STP/1324/66.

I. *General.*—(1) These zoning regulations, forming part of the Development Plan for the Controlled Area (Part II) to the East of Agra Canal shall be called Zoning Regulations the Development Plan for the Controlled Area to the East of Agra Canal Part II, Faridabad.

(2) The requirements of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the Rules framed thereunder.

II. *Definitions.*—In these regulations—

- (a) “Approved” means approved under the Rules ;
- (b) “Building Rules” means rules contained in Part VII of the Rules ;
- (c) “Colony Density” means the number of persons per acre in colony area as the case may be :

Explanation.—(i) In this definition the “Colony Area” shall mean the area of the colony, as bounded within the road system shown on the approved layout plan of colony excluding land under the major road system and the area unfit for building development within the colony.

- (ii) For the purpose of calculation of colony density, it shall be assumed that 50 per cent of the colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 4.5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed.

(d) “Drawing” means Drawing No. STP/1324/66 ;

(e) “Floor Area Ratio” means the ratio, expressed in percentage, between the total floor area of a building on all floors and the total area of the site ;

(f) “Group Housing” means housing in blocks without division into streets and independent plots, with necessary open spaces and sites for community facilities ;

(g) “Material Date” means the 11th day of May, 1966, in respect of land within the Controlled Area, notified under section 4 of the published notification No. 1342-2TCP/13668, dated 11th May, 1966, in Punjab Government Gazette dated 27th May, 1966 ;

(h) “Public Utility Buildings” means any building required for running of public utility service, such as water-supply, drainage, electricity, post and telegraph and transport and for any municipal services including a fire-station ;

(i) “Rules” means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 ;

(j) “Site Coverage” means the ratio, expressed in percentage, between the area covered by the ground floor of a building and the area of the site ; and

(k) “The terms ‘Act’, ‘Colony’, ‘Coloniser’, ‘Development Plan’, ‘Sector’, ‘Sector Plan’ shall have the same meaning as assigned to them in the rules and any other term used but not defined, shall have the same meaning as assigned to it in the Act.

III. *Major Land Uses and Zones.*—The whole of the Controlled area is hereby reserved for use as a rural zone. The main, ancillary and allied uses which may be allowed

in the rural zone are listed below:—

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> (i) Agricultural, horticultural, dairy and poultry farming (ii) Village houses within Abadi Deh (iii) Farm houses outside Abadi Deh subject to restrictions as laid in Regulation IV (iv) Expansion of existing villages contiguous to Abadi Deh, if undertaken under a project approved or sponsored by the Central or State Government (v) Milk chilling stations and pasteurization plants (vi) Bus and Railway Stations (vii) Airports with necessary buildings (viii) Wireless (ix) Weather Stations (x) Land drainage, irrigation and hydro-electric works (xi) Hydro-electric transmission lines and poles (xii) Public utility buildings (xiii) Cremation and burial grounds (xiv) Mining and extractive operations including lime and brick-kilns, stone quarries and crushing subject to rules and at approved sites ; provided, that none of these operations are sited within 500 feet of the edge of any road (xv) Petrol-filling Stations, and (xvi) Any other use which Government may in public interest decide | } | <p>At sites as approved by the Director</p> |
|--|---|---|

IV. *Provision of Farm houses outside Abadi Deh in Rural Zone*—Farm house in rural zone outside Abadi Deh of village may be allowed, where the agricultural land attached with such house exceeds 5 acres, on the following conditions:—

- (i) Plinth area of farm house does not exceed 750 square feet if agricultural land attached is between 5 acres and 6 acres, with an addition of 150 square feet for every additional acre subject to a maximum of 1,500 square feet.
- (ii) It is constructed single storey and its height does not exceed 16 feet.
- (iii) There shall be a minimum distance of 50 feet from the edge on the property on all sides provided that where the agricultural land abuts on a road, the house shall be constructed with a minimum set back from the edge of the road as under :—

(a) where the road connects only two villages	100 Feet
(b) where the road is other than scheduled road	.. 300 „
(c) along scheduled roads including by-passes	.. 500 „

V. *Relaxation of land use* :—In case of any land within the Controlled area, Government may on payment of such development charges and such conditions as it may deem fit to impose, relax all or any of the provisions of this Development Plan for its use and development into a residential or industrial colony, or as an individual industrial site; provided that—

- (a) the land was purchased for the said use prior to the material date or after the material date but within the time fixed in the agreement for its purchase executed and registered prior to the material date ;
- (b) the area forms a compact block and admits of its development as a colony on principles of Town Planning ;
- (c) the area is considered fit for urbanisation ;
- (d) the coloniser secures the permission for the purpose as per rules ; and
- (e) in the case of individual site (as distinct from an industrial colony) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone and the owner of the land secures permission for building as required under the rules.

Explanation :—The word 'purchase' in the regulation shall mean acquisition of full proprietary rights and no lesser title.

VI. In case of a residential colony allowed under regulation V:—

(a) the colony density of the colony area shall not exceed the limits laid down below:—

For area up to 250 acres

.. 60

For area larger than 250 acres

.. 45

(b) the minimum sizes of plots shall be as below:—

(i) Residential plot

.. 125 square yards

(ii) Residential plots in subsidized industrial housing or slum dwellers housing scheme approved by Government

.. 90

Ditto

(iii) Shop-cum-residential plot

.. 125

Ditto

(iv) Shopping booth including covered Corridor or pavement in front

.. 25

Ditto

(c) the minimum area under a group-housing estate shall be one acre.

VII. No land shall be allowed to be used and developed for building purposes unless the proposed use and development are according to the details indicated in the approved layout plan of the colony in which the land is situated.

VIII. Site covers and height up to which buildings may be erected within independent residential plots shall be according to the provisions contained in chapter VII of the rules. In the case of group-housing the maximum coverage on ground floor and maximum floor area ratio shall respectively be $33\frac{1}{2}$ and 150 per cent.

IX. (1) Every building shall conform to the building lines in front of the plot shown on the layout plan of the colony.

(2) Where the building is on a corner plot, the building shall conform to the building lines shown on the sides of the plot in the layout plan of the colony. In case of plots which are not corner plots and where no building line on the sides of the plot is shown on the layout plan of the approved colony side open space shall be provided as required under the rules.

(3) Space at the rear of every plot shall be governed by the provisions of the rules.

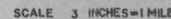
X. Every building shall conform to architectural control wherever and if any specified in the architectural control sheets as may be laid down under rule 50.

XI. No permission for erection or re-erection of building on a plot shall be given unless—

- (i) the plot forms a part of an approved colony or the plot is such for which relaxation has been granted as provided in regulation V ; and
- (ii) the plot is accessible through a road laid out and constructed up to the situation of the plot to the satisfaction of the Director.

XII. Government may in cases of hardship or with a view to save any structures constructed before the material date, relax any of the provisions of the Development Plan on principles of equity and justice, on payment of such development charges and on such conditions as it may deem fit to impose.

SAROOP KRISHEN,
Secretary to Government, Haryana,
Town and Country Planning Department.



LEGEND:-

- [illegible]

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OFFICE OF THE SENIOR TOWN PLANNER
HARYANA CHANDIGARH
DRAWING NO S.T.P.H./1323/66

Display: 0.2

DIRECTOR,
TOWN & COUNTRY PLANNING
HARYANA CHANDIGARH.

NO ARMY NO NAVY NO AIR	ADP-16 NAVY AIR	BRANCHIA DO TCR OF THE PLANNING COMMISSION	DOF P.C. KARMA C.R. BATA MATRI SOMER TONY PLANN COMMISSION
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FARIDABAD



SCALE 3 INCHES=1 MILE

DEVELOPMENT PLAN OF CONTROLLED
AREA EAST OF AGRA CANAL PART II

LEGEND:-

- | | | | | | | |
|---|------------------------------|-----|-----|-----|-----|--|
| 1 | BOUNDARY OF CONTROLLED AREA | ... | ... | ... | ... | |
| 2 | PUNJAB DELHI BOUNDARY | ... | ... | ... | ... | |
| 3 | CANAL DISTRIBUTORY AND NALAS | ... | ... | ... | ... | |
| 4 | ROADS | ... | ... | ... | ... | |
| 5 | KATCHA RASTA | ... | ... | ... | ... | |
| 6 | VILLAGES | ... | ... | ... | ... | |
| 7 | AIR FIRING RANGE | ... | ... | ... | ... | |

PROPOSALS:-

- RURAL ZONE
-
-

OFFICE OF THE SENIOR TOWN PLANNER
HARYANA CHANDIGARH

DRAWING NO S.T.P(H)1324/66.

DRAWN BY.
L. K. Mallett

N.D. ARCH. A.I.A. ASST. TOWN PLANNER FARIDABAD	M.A. DPT & C.P. ASST. TOWN PLANNER FARIDABAD	B. ARCH. A.I.A. DPT & C.P. DEVL. TOWN PLANNER FARIDABAD	C.E. E.I.T.P. M.T.P. SENIOR. TOWN PLAN CHANDIGARH.
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SD/- P.C. KRANNA
C.E., F.I.T.P., M.T.P.
SENIOR TOWN PLAN
-GRANDSARE.